

~~FEDERAL HEIGHTS: SALT LAKE CITY'S~~  
~~CIVILIZED SUBURB~~

1909 —

Martiená Lewis  
Architecture 327  
December 7, 1987

Federal Heights. In Salt Lake City, the name conjures up images of affluence and stability, graciousness and tradition in a sloping park-like setting. Beautifully landscaped, with narrow winding streets, the area has been the home of Salt Lake City's elite since 1909. Many of the homes are architectural gems, as liveable and well-kept today as when they were built. Federal Heights' continuing aura of exclusivity is the result of good luck, timing, careful planning and, most of all, location. The history of Federal Heights is entwined with the fascinating history of the development of the west.

FIGURE 4D

# FEDERAL HEIGHTS

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COMMANDING THE CITY AND  
THE SUNSET SEA

Salt Lake can never have  
another home land  
like

**FEDERAL HEIGHTS**

THERE IS NO PLACE TO PUT IT

Buy a PROTECTED Home Site While You Can.  
No Stores, Shops or Saloons, No Smoky Fog,  
No Soot. Live Where the Sun Shines Clear

**AND THE AIR IS PURE**

A. M. Wrench, Pres.  
Both Phones 975

TELLURIDE REALTY CO.  
McCormick Block

declared the most perfect in Salt Lake, a large room adjoining this kitchen, two sides of which are entirely of glass and may be used for a bedroom or breakfast room; an unusually large and well appointed bathroom, hardwood floors throughout the entire house.

—the lot is completely graded, trees and shrubbery planted, lawns are in, concrete walks laid, a beautiful trellis fence erected at the rear and hedges planted. al Way is now practically completed and—this beautiful new residence on Feder Company, Walker Bank building, will esteem it a pleasure to give you their time and attention in thoroughly inspecting the house and grounds, and they will explain how you may buy this home and pay for it on the easy-payment plan.



FIGURE 4G—



H.R. SMOOT'S HOME IN FEDERAL HEIGHTS

Will we build for you in Federal Heights and let you buy your home on the easy payment plan?

Why, of course—

—and the protections we have provided for homes in Federal Heights; the \$125,000 we have spent in paving, parking, sidewalking and beautifying the Heights, means more to the man of moderate means than to the rich man.

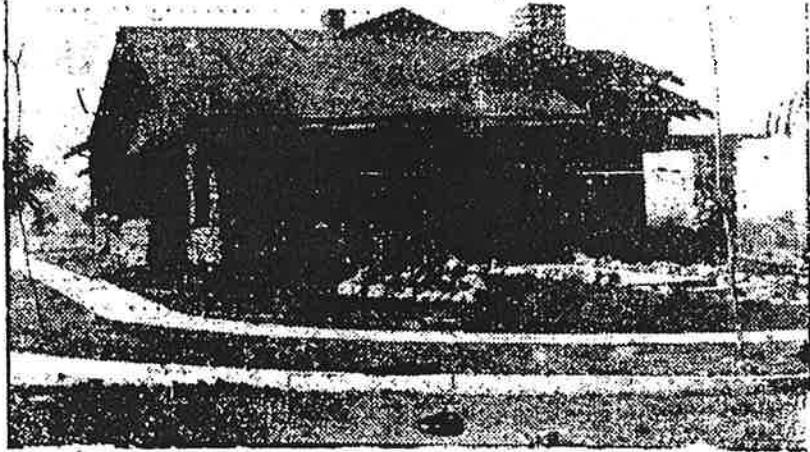
—Ride out today and view again the beauty of Federal Heights and its handsome homes; then Monday ask Mr. Wegg or Mr. Wrench of the Telluride Realty Company, Walker Bank Building, for the details of the plan by which we have made it possible for you to build the home you want in Federal Heights and pay for it by easy payments.

# FEDERAL HEIGHTS



## PRETTY TYPE OF BUNGALOW RESIDENCE

FIGURE 5A

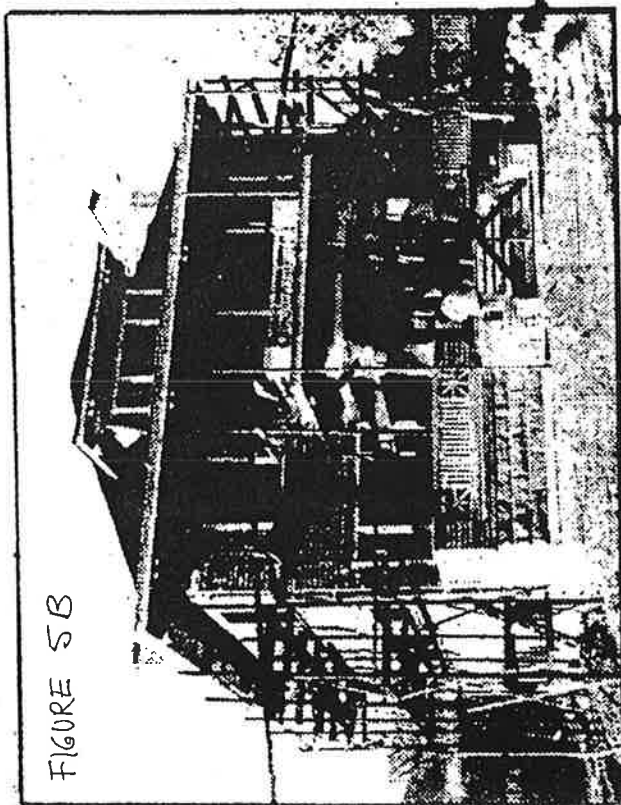


KIRK

The home of H. W. Throckmorton in Federal Heights. The structure is a beautiful type of bungalow construction, which is especially adapted to conditions in the Heights, and is especially attractive for residence purposes. The building, which was completed early last spring, cost about \$12,000.

## PRETTY, NEW HOME OF CHARLES W. NIBLEY

FIGURE 5B



### RESIDENCE OF CHARLES W. NIBLEY.

Facing Connor Park, Federal Heights.

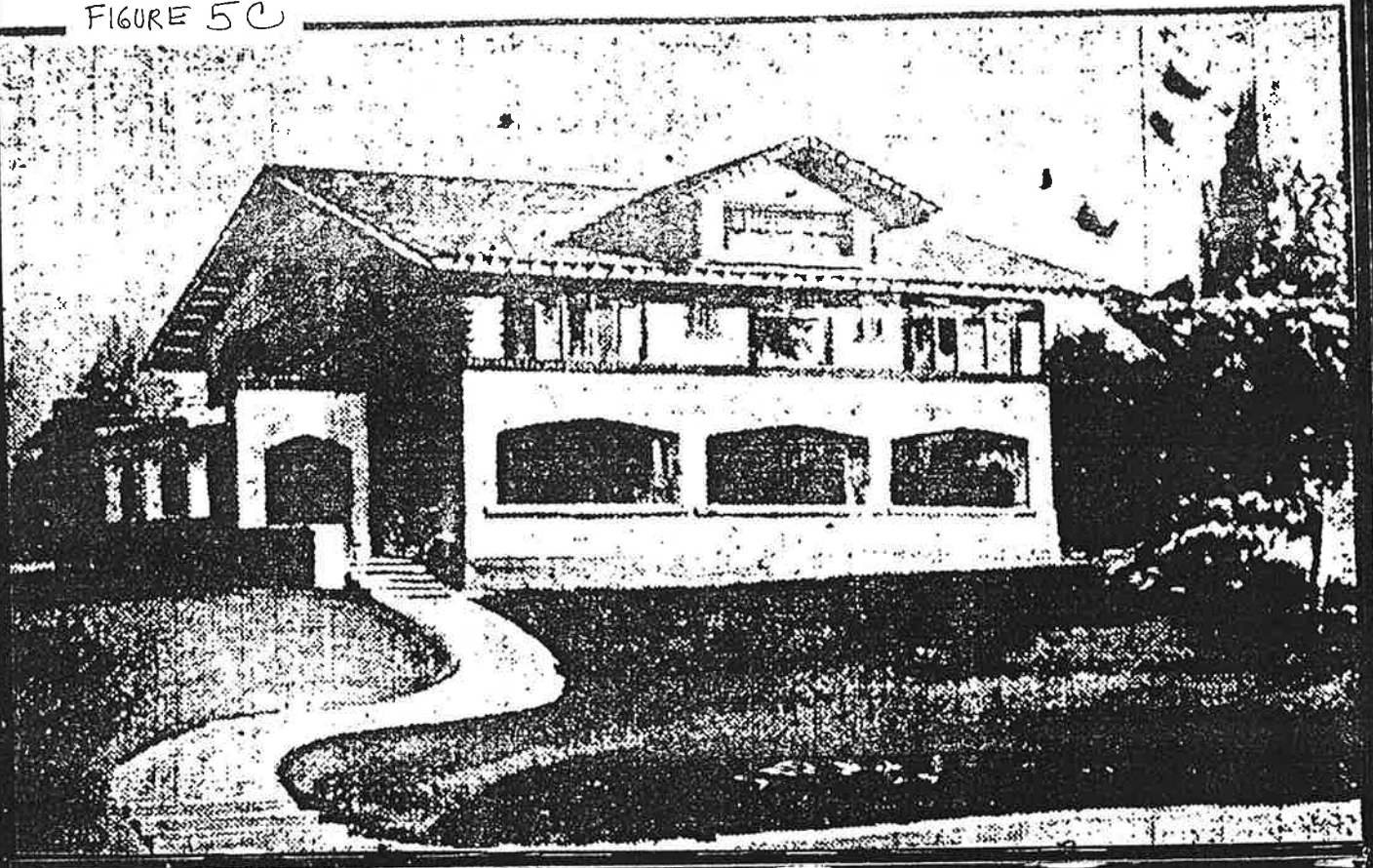
Character and the production of it is introduced to a new feature in home construction, which occupies the extreme corner of the building, an attractive outdoor porch, enclosed with glass sides and with a fireplace in one corner. A wide piazza on the north side presents another attractive feature of the structure. The building in well under way and interior work will be started in a few weeks. The structure is two stories in height and will cost almost \$10,000.

Another building which combines a number of features practically unknown in residences of the city is that being erected by H. J. Wallace at East First South and University streets. This structure suggests the early colonial houses. In this building, special attention has been given to the fireproof facilities.

A typical building or bungalow effect, now well under way, is that being erected by M. D. Gresh on Perry avenue, facing northwest and facing

# WALLACE BUILDING BEAUTIFUL HOME

FIGURE 5C



THE SALT LAKE TRIBUNE, SUNDAY MORNING, AUGUST 15, 1909.

## BEAUTIFUL RESIDENCE BEING CONSTRUCTED

FIGURE 5D

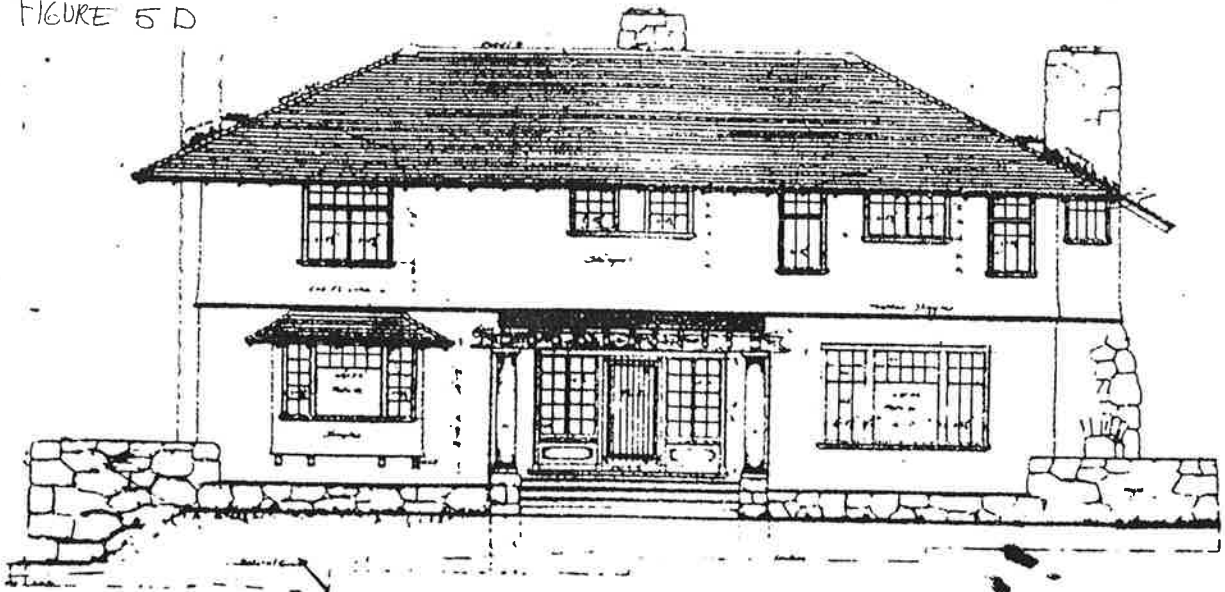
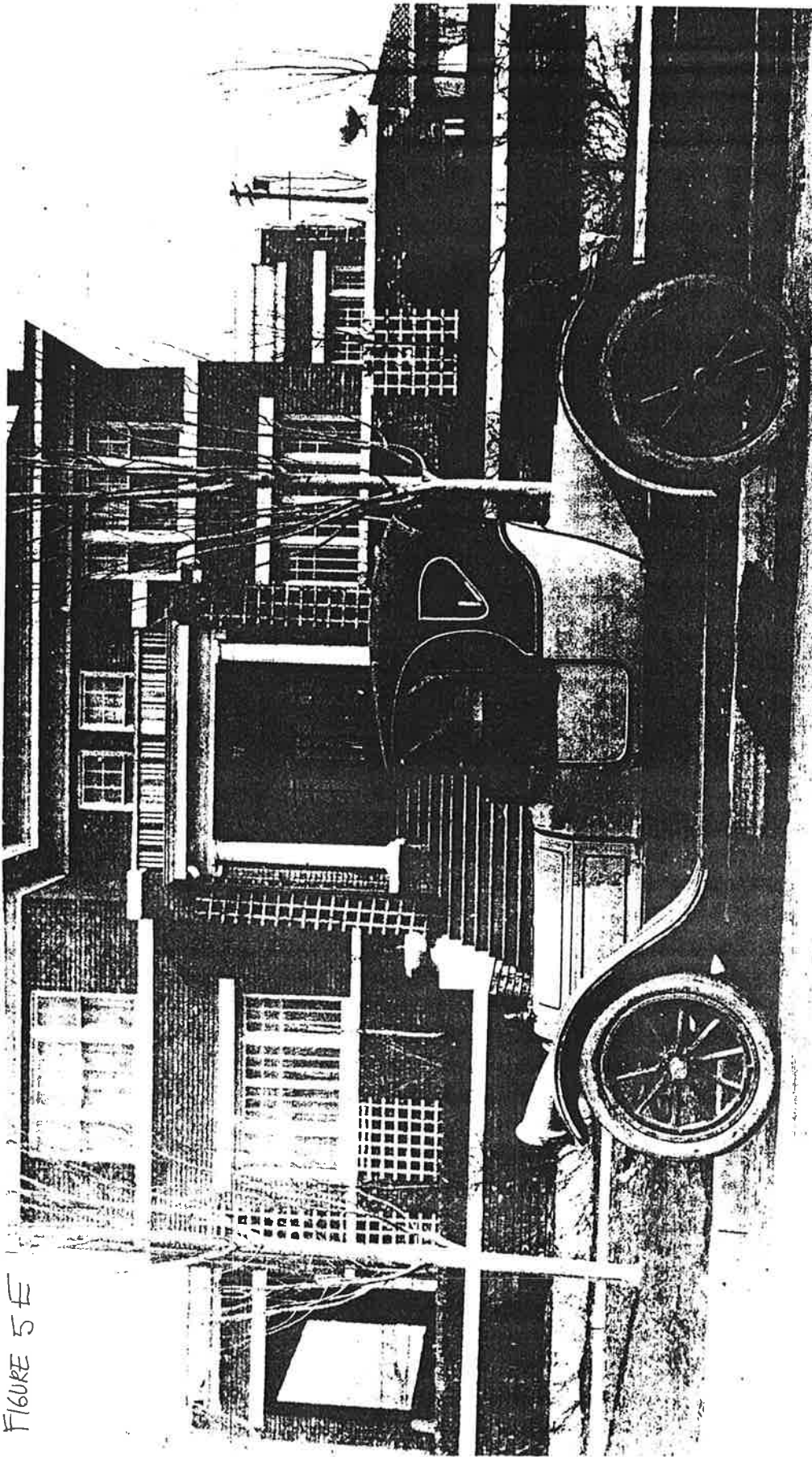


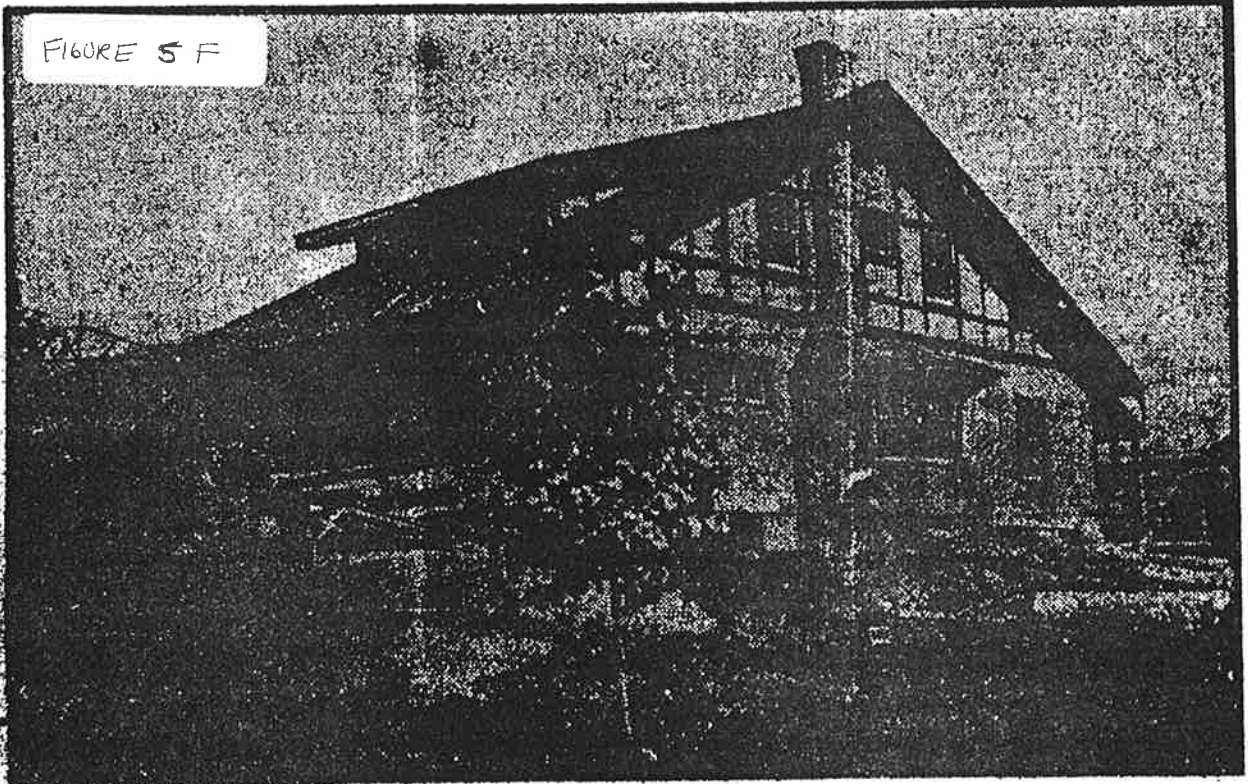
FIGURE 5 E





## COMFORTABLE RESIDENCE OF M. D. GROSH

FIGURE 5 F



NEW HOME OF M. D. GROSH.

One of the pretty new residences in Federal Heights being erected by M. D. Grosh of the firm of Grosh & Grosh, engineers. The structure is typical of what is being done in construction lines in the Heights.



County of Salt Lake, On the 21<sup>st</sup> day of December A.D. 1909 personally appeared C. H. Hansen, wife, the signers of the above instrument, who duly acknowledged to me that they



Feb Hts  
1909

My Commission expires Feb. 3<sup>rd</sup> 1910.

Recorded at the Request of S. M. Backman, Dec. 21, 1909, at 2:55 P.M. in S.E. of Queds,

Recording Fee Paid 70¢. (Signed) J. A. Jaques, Recorder, Salt Lake County, Utah, By

259316

Warranty Deed

The Telluride Realty Company, a corporation duly organized under the laws of the State of Utah, having its principal office in Salt Lake City, in said State, do hereby convey and warrants to Marie L. Dorius, Grantee, of Salt Lake County, State of Utah for the sum of Two Thousand Dollars, and other considerations herein after expressed, the following described tract of land situated in Salt Lake County, Utah:

Lots 7 and 8, in Block 1 of Federal Heights, an Addition to Salt Lake City.

It is hereby mutually understood, covenanted and agreed by and between said parties as follows: Grantee covenants and agrees, 1. That no apartment house, flat, tenace, double house, or any kind of business house shall be erected or maintained on the premises hereby conveyed, but only a segregated private residence, with shed, barn, garage, or other necessary outbuildings. 2. That the cost and actual cash value of any residence erected on said premises shall not be less than Four Thousand Dollars. 3. That no building shall be erected on said premises at distance of less than twenty-five feet from the front line of said lots. 4. That no fence shall be built thereon higher than three feet within seventy-five feet from the front line thereof. 5. That any of these restrictions may be enforced by grantor or by any owner of any lot in said Addition, said restrictive covenants being intended for the general benefit of said Addition and of all future owners of lots situate therein, and being a part of the consideration of this conveyance.

And Grantor covenants and agrees that it will not violate any of said restrictions on property retained by it in said block and will not make any conveyance of any of the lots in said block unless subject to said restrictions, except that on lots 1 and 2, 17 and 18 in said block buildings may be erected at a distance of twenty feet from the front line of said lots.

It is further mutually understood, covenanted and agreed that all of said restrictions shall be removed, cease and determine on and after July 1, 1927.

Witness the corporate name of Grantor signed hereto by its President, and the same attested and its corporate seal hereto affixed by its Secretary this 27<sup>th</sup> day of November, A.D. 1909

Attest:

A. L. Smith Secretary.



Telluride Realty Company  
By A. M. Wrench President.

State of Utah, } ss.  
County of Salt Lake, }

On the 29<sup>th</sup> day of November, A.D. 1909, personally appeared before me A. M. Wrench and A. L. Smith who being by me duly sworn, did say that they are the President and Secretary respectively of the Telluride Realty Company, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors and of its stockholders, and said A. M. Wrench and A. L. Smith acknowledged to me that said corporation executed the same.

Witness my hand and notarial seal this 29<sup>th</sup> day of November, A.D. 1909



Thomas A. Horne Jr.  
Notary Public.

My Commission expires May 2<sup>nd</sup> 1912



## FEDERAL HEIGHTS TO NOW HAVE WATER

**Telluride Company Will Place  
Funds for System in Treas-  
ury of City.**

### MEETING OF COUNCIL TEMPERED WITH TIMIDITY

**Session Entirely Void of Ex-  
pected Sensations; Routine  
Business Disposed Of.**

Monday evening's session of the City Council was a quiet, little affair on the pink-tea order. There was not a ripple of excitement during the session, and good humor was so unanimous that it was monotonous. It was expected that some mention would be made of the affair at the First Congregational church, Sunday, but the nearest that the subject came to being mentioned was when Mr. Fernstrom said that if a certain action should be taken there would be two or three sermons preached about it.

It was expected that the matter of the issuance of bonds would come up and provoke discussion, but when the matter was taken from the table, under the head of unfinished business, President Davis said it might go over for one week, and it went.

The Mayor's veto of the \$9988.54 appropriation in favor of James Kennedy for pumping water from the gravity sewer was referred to the Mayor, the Council last Monday evening having amended the original report and Mr. Ferry having given notice that he would move for a reconsideration of the vote amending the report at this session. Mr. Ferry was not present and the motion to reconsider was not made. It is now believed that the Mayor will withdraw his veto.

#### Federal Waterworks

Upon the recommendation of the Waterworks committee, the Telluride Realty company, owner of Federal Heights, will pay \$14,002.28 into the city treasury and the city will put in a waterworks system for the heights. The money will be returned to the company in four equal installments from February 1, 1909, to July 1, 1911.

Health Commissioner Stewart submitted the following regarding the isolation hospital for the treatment of scarlet fever and diphtheria:

In an effort to provide a suitable place for the isolation of scarlet fever and diphtheria, we asked the various hospitals of this city for proposals as to their best terms for the care and isolation of people afflicted with these diseases. St.

## MRS. MONTRO FREED OF SACKED SWEETNESS

**Resented Being Handed Sugar  
in Sack by Inconsiderate  
Spouse.**

Carrie Montro of Bingham Junction was granted a decree of divorce from Manual V. Montro by Judge Morse in the Third District court Monday, on the ground of failure to support. Mrs. Montro also testified that her husband had treated her cruelly. One one occasion, she said, he hurled a sack of sugar at her, striking her on the shoulder and knocking her back against the wall. It was also testified that Montro was cruel to the four children.

Mrs. Montro said that her husband worked at Bingham canyon, receiving wages of \$2.50 to \$2.75 a day, but that it was seldom that he ever contributed anything to the support of her and their children. The Montros were married in December, 1899.

Mrs. Montro's testimony was corroborated by her sister, Mrs. Birdie Louise Wolfley. In addition to a decree of divorce, Mrs. Montro was awarded the custody of the children and \$30 a month alimony. She was also allowed \$50 for her attorney.

#### Loose Leaf Devices.

Tribune-Reporter Ptg. Co., 66 W. 2nd So.

#### Blank Book Making.

Tribune-Reporter Ptg. Co., 66 W. 2nd So.

#### Legal Blanks.

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#### Good Printing.

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Dr. W. M. Tiltman, dentist. 211 Brooks Arcade; opposite Knutsford. Tel. Ind. 921.

## LODGER SHOTS AT FLEEING INTRUDER

**Flash of Electric Light Awakens  
J. Ring, Who Grasps Gun  
and Fires.**

J. Ring, a lodger at Miss Anna T. Ryan's rooming house at 158 North Main street, awakened by a prowler in his room about 4:30 o'clock Monday morning, grasped his revolver and, pursuing the intruder into the hallway, fired one shot at him. The fleeing man yelled as if

## DELTA SIGMA IS HIGHLY HONORED

**National Charter Will Be For-  
warded to the University  
of Utah.**

### UNUSUAL HONOR FOR ANY SEAT OF LEARNING

**News Is Received With Great  
Rejoicing by the Local  
Fraternity.**

President H. E. Havenor of the Delta Sigma fraternity of the University of Utah has just been notified that his organization has been elected to receive a national charter in the Sigma Chi. The Sigma Chi is recognized as one of the biggest and most prominent of college national organizations. It is already an influential organization in fifty-six colleges in the country. The Delta Sigma fraternity is the first in Utah to be thus honored and recognized by a national organization. And as a result members of the organization are highly elated over the recognition they have received.

The Delta Sigma fraternity was organized four years ago. Last June the first steps to secure a national charter were taken by the organization. R. A. Hart, one of last year's graduates, was sent to the annual meeting of the Sigma Chi which was held at Jamestown. Through his efforts and the efforts of several prominent members of the Sigma Chi who reside in Salt Lake City, consent to the issuing of the charter has at last been secured. It is generally understood that the great advancement of the Utah State School of Mines within the past four years was an important factor in securing the proper recognition of the local organization.

#### Representative Students.

The Delta Sigma is composed of representative students of the university. Among its number are prominent athletes and students who have done much in advancing the interests of the university.

The officers of the organization are: H. E. Havenor, president; R. J. Bryant, vice-president; Harry Alley, treasurer; Lester Blackner, secretary; Hugh Lewis, historian. The active members of the organization are the above named officers and W. C. Browning, W. E. Sutton, S. M. Parmley, R. E. Gardner, Lomax Turner, Wilford Cannon, Fred Snow, F. W. Sharnan, Joe Barlow, Nat Robinson, Fred Wilcox, Harry Alley, Will Ferguson, Sam Karriek, Roy Coates and John Looft-bourrow. Past members of the organization were W. A. Hart, C. W. Scott, George Bates, Earl Hennon, C. Y. Cannon, A. R. Ivins, William Butler, Frank Clark, J. A. Erickson, Branson Brinton, A. G. Dyer, A. L. Taylor, Allen Spencer and E. T. Cannon.

The Sigma Chi is particularly strong in the States of the Middle West.

providing the city and county will pay a bonus of \$40 each per month under a contract for a ten-year period. Under such an agreement as this, we are saved a direct outlay of at least \$5000, not speaking of expenses necessary for maintenance. The county will join us in this plan and we recommend its adoption.

Referred to Finance and Sanitary committees.

#### Nothing for Something.

The following communication was received from J. G. Pierce:  
To the President and Members of the City Council:

I have been paying \$1 a year water tax for a cow that I got rid of in 1893. I have on several occasions tried to have the mistake rectified. Will the Council kindly place this in the proper channel so it will be attended to. This tax was paid on estate of Mrs. M. Peterson.

The communication was referred to the Waterworks committee.

Vilati Young et al. asked that the work for grading Third avenue, between Canyon road and A street, be stopped until an agreement can be made between the city and the owners of the property. It is stated that the change in grade is ruining the abutting property.

Chief of Police Pitts announced the appointment of R. P. Thompson, in the Denver & Rio Grande yards, as special policeman, without pay from the city. Charles J. McNulty was similarly appointed for the district bounded by Second and Sixth South and Third and Fifth West streets. Both appointments were confirmed.

#### Hobday Wants Pipe.

Waterworks Superintendent Hobday asked for permission to purchase 30,000 pounds of lead pipe at a cost of \$1638, for use in his department. Referred to Waterworks committee.

The following estimates were submitted by the Auditor: J. W. Percival, water mains, \$95,616; P. J. Moran, paving, \$4888.48 and \$6292.21; P. J. Moran, paving repairs, \$3360.28. Approved.

A communication was received from City Attorney Dinunny expressing the opinion that the resolution of Mr. Martin, providing that J street be not sprinkled until the street was widened to the proper width, between First avenue and South Temple street, was illegal. Mr. Dinunny stated that the property on J street was assessed for sprinkling and that the street was for the use of all the residents of the city. He also said that if an accident should occur because of the city's action, the city would be liable.

#### Martin's Opinion.

Mr. Martin said the opinion might be good law, but that less than one-half of the streets of the city were being sprinkled and that the city could sprinkle a street or not sprinkle it, just as the Council might direct.

The entire matter was referred to the Sprinkling committee.

The F. C. Richmond Machinery company asked permission to exhibit two pieces of machinery on the sidewalk in front of their place of business on Second South and West Temple streets.

The matter was referred to the Streets committee, which also was directed to take up the matter of encroachments of merchants and others on West First South street.

Heber M. Wells et al. asked permission to use South Temple street, from Sixth East to the military reservation, in connection with an automobile hill-climbing contest, to be held June 20, and that a mounted policeman be detailed to keep the course clear. The petition was granted.

The United Spanish War Veterans asked for an appropriation of \$100 to

be used to light the reservation by turning on an electric light full in the sleeper's face.

On account of the darkness Ring could get no description of the prowler, and could not aim with any degree of accuracy.

The case was not reported to the police.

#### McCoy's Stables.

Carriages and light livery. Phones 81.

### M. & M. ASSOCIATION TO WORK FOR EARLY CLOSING

The proposition for the early closing of the large department stores on week days—and possibly Saturday afternoons—was formally launched at the regular monthly meeting of the Manufacturers' and Merchants' Association Monday evening. This matter has been under consideration for a number of weeks, but little has been done on account of the illness of the secretary, L. J. Haddock. A committee was appointed, consisting of Mr. Haddock and representatives of two dry goods stores who will visit different stores and secure expressions of opinion on the subject. This committee will proceed at once to canvass the stores, and it is believed that some definite action for early closing will be taken in the near future.

J. R. Valentine, president of the association, having resigned on account of press of business duties, George S. McAllister, who has been first vice-president, was elected president for the remainder of the year.

Clason's 1908 Industrial Maps of Utah, Idaho, Wyoming or Nevada, \$3.50. Sent C. O. D. on approval. Salt Lake Mining Review.

#### Tony-Arnold Carriage Co.

Day and night. Bell Main 26. Ind. 26.

assist them in defraying their memorial expenses. A similar request was made by the G. A. R. The petitions were granted, the amount to be taken from the Mayor's contingent fund.

The City Engineer was instructed to notify the Bell Telephone company to remove its poles from the center of First avenue within three days. Otherwise the City Engineer is to remove them.

A telegram was received from Senator Sutherland announcing that some objection had arisen in the House to granting the city a perpetual easement for its pipe line and conduit over the military reservation, and asking why a revocable license was undesirable, and adding that he understood that it was because it might affect the value of water bonds. The matter was referred to the Mayor and City Attorney.

#### Contracts Approved.

The contracts recently entered into by the Board of Public Works with P. J. Moran for three pieces of paving, and with James Kennedy for sewer work, were approved. Mr. Moran's contract for grading on Third South street, between Eleventh and Twelfth East, was referred back to the committee.

Mr. O'Donnell presented a resolution providing that no force account be entered into with any contractor without reference of the matter to the City Council. The resolution went to the Engineering and Municipal Laws committees.

It was expected that Mayor Bransford would take action upon the matter of the instruction to Superintendent of Waterworks Hobday to lower the water mains on East First South street, but as the Mayor has two more days in which to take action, and he desires to confer with the Board of Public Works, the matter went over.

### Don't Ask a Friend to Do What YOU Wouldn't.

Were you ever asked to go on the Surety Bond of a friend who had been awarded a contract to erect a building or dig a canal?

Have you been asked to go on the Surety Bond of some friend who has been appointed to act as Executor, Administrator, Guardian, Trustee or Receiver?

Isn't it embarrassing? You don't like to refuse. You don't like to jeopardize your own property by signing.

Do you feel like asking someone to do for you what you do not feel that you could do cheerfully for them?

Personal bonds are not so often asked or given now as formerly. The reason is that great corporations now issue Surety Bonds at a small cost. These Surety Bonds are more satisfactory to all the interested parties.

When asked to give a bond yourself or to sign one for a friend come in and talk it over. We make a specialty of Surety Bonds.

UTAH SAVINGS AND TRUST COMPANY,

No. 235 Main Street.  
In the Business Heart.

### COURT TO ESTABLISH STATUS OF A \$250 GRAY MARE

The identity of one gray mare of alleged value of \$250 is the problem Judge Ritchie and a jury are trying to solve in the Third District court. April 28, 1907, Sheriff Emery seized gray mare on a mortgage, after which Heber J. Sheets et al. alleging that mare was their property, sued the sheriff for \$250, the alleged value of the mare and \$50 additional for damages.

One question in the case is whether the mare in the question is the mortgaged. Another question is whether or not the mortgage was on file at the time the plaintiffs purchased the mare. The mortgage was given by Julius Ehn a dairyman, who has since departed from the country.

Box material of all kinds. Baile Sons, 63 East Second South.

### THREE WITNESSES BEFORE GRAND JURY

But three witnesses were called by the Federal grand jury Monday in its investigation of the alleged theft of \$1250 from the vaults of the Utah National bank on January 4. These witnesses were J. E. Openshaw, Moroni Iverson, A. S. Whitney. The first two witnesses are employees of the Utah National bank. Mr. Whitney is assistant cashier of McCornick bank. Nearly half the afternoon was devoted to the testimony Mr. Openshaw. Both he and Mr. Iverson were dismissed after they concluded their testimony Monday. Mr. Whitney was dismissed.

Flower and mill products. Bailey Sons, 63 East Second South.

#### Fire "Laddies" Vacation.

Vacation season will begin with city firemen Thursday and joy ride among the fire "laddies." Two men be off on ten-day vacations at a time with full pay.

#### EXPERT KODAK FINISHING.

Harry Shipley, Commercial Photographer, 131 South Main, second floor.



of excitement during the session, and good humor was so unanimous that it was monotonous. It was expected that some mention would be made of the affair at the First Congregational church, Sunday, but the nearest that the subject came to being mentioned was when Mr. Fernstrom said that if a certain action should be taken there would be two or three sermons preached about it.

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### Flash of Electric Light Awakens J. Ring, Who Grasps Gun and Fires.

J. Ring, a lodger at Miss Anna T. Ryan's rooming house at 158 North Main street, awakened by a prowler in his room about 4:30 o'clock Monday morning, grasped his revolver and, pursuing the intruder into the hallway, fired one shot at him. The fleeing man yelled as if the bullet had taken effect, but did not stop running, and Ring is not sure that he hit his man, although he believes he did.

Entrance to Ring's room was easy, as the front door to the lodging house was unsecured, and the door to Ring's room on the second floor was not locked. The prowler turned off the lights before entering Ring's room, so that he could not be seen in his flight. He awakened Ring by turning on an electric light full in the sleeper's face.

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Clason's 1908 Industrial Maps of Utah,

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#### Representative Students.

The Delta Sigma is composed of representative students of the university. Among its number are prominent athletes and students who have done much in advancing the interests of the university.

The officers of the organization are: H. E. Havenor, president; R. J. Bryant, vice-president; Harry Alley, treasurer; Lester Blackner, secretary; Hugh Lewis, historian. The active members of the organization are the above named officers and W. C. Brawning, W. E. Sutton, S. M. Parmley, R. E. Gardner, Lomax Turner, Willford Cannon, Fred Snow, F. W. Shorman, Joe Barlow, Elmer Robinson, Fred Wilcox, Harry Alley, Will Ferguson, Sam Karkick, Roy Coates and John Loofbourrow. Past members of the organization were W. A. Hart, C. W. Scott, George Bates, Earl Bennon, C. Y. Cannon, A. K. Ivins, William Butler, Frank Clark, J. A. Erickson, Branson Brinton, A. G. Dyer, A. L. Taylor, Allen Spencer and E. T. Cannon.

The Sigma Chi is particularly strong in the States of the Middle West.

Among the business men of Salt Lake City, there are several members of this organization. Judge G. G. Armstrong, Frank J. Gustin, George P. Holman and J. H. Maddock are all members of the organization.

The University of Utah, the University of Montana and Colorado college are the only three intermountain schools of which student organizations have charters in the Sigma Chi.

### Don't Ask a Friend to Do What YOU Wouldn't.

Were you ever asked to go on the Surety Bond of a friend who had been awarded a contract to erect a building or dig a canal?

Have you been asked to go on the Surety Bond of some friend who has been appointed to act as Executor, Administrator, Guardian, Trustee or Receiver?

Isn't it embarrassing? You don't like to refuse. You don't like to jeopardize your own property by signing.

Do you feel like asking someone to do for you what you do not feel that you could do cheerfully for them?

Personal bonds are not so often asked or given now as formerly. The reason is that great corporations now issue Surety Bonds at a small cost. These Surety Bonds are more satisfactory to all the interested parties.

When asked to give a bond yourself or to sign one for a friend come in and talk it over. We make a specialty of Surety Bonds.

UTAH SAVINGS AND TRUST COMPANY.

No. 235 Main Street.  
In the Business Heart.

## THE LAND

When the Mormon pioneers arrived in the Salt Lake Valley in 1847, they camped in what is now Pioneer Park. Salt Lake City soon grew east to State Street and as the city expanded, the slaughter yards became a particular nuisance. They were eventually moved to what was a desolate spot on the east bench. Water flowed down Dry Creek Canyon along what is now Virginia Street and the butchers brought their families to "Butcherville."<sup>1</sup>

Fort Douglas was established east of this area in 1862. A road was built from the end of what was to become South Temple Street up the hill to the Fort. Most of the butchers eventually moved and soon brickyards replaced them. Clay was taken from Fort Douglas property that is now Federal Heights.<sup>2</sup> Sandstone was brought down out of Red Butte Canyon to the area by rail and sold to contractors and builders.

Charles Popper, who had arrived in the valley in 1864, lived east of Virginia Street and north of South Temple. He operated the only soap and candle factory between San Francisco and Omaha.<sup>3</sup>

An old butcher named Charles Popper had a slaughter house at the mouth of Dry Canyon, and he claimed that he had located there when it was public domain, and that the government ought not to oust him. It took a good many years and finally an act of Congress to recognize Popper's title, but he finally got two patents and along about 1890 sold the tract to the late Judge Colborn; with associates of his in Denver, the Judge then laid out what was known as Popperton

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<sup>1</sup>Kate C. Snow, "Local History of Camp 27," Utah Heritage Foundation, 1928.

<sup>2</sup>Ibid. The deep excavations apparently puzzled the engineers who later platted the site.

<sup>3</sup>Edward W. Tullidge, History of Salt Lake City (Salt Lake City, 1886), p. 534.

Place and devoted the balance of his life exploit the property.<sup>4</sup>

Popper was given title to his 150 acres in 1880 since "a considerable portion of the ground is unfit for any purpose, being the side of a mountain, it will probably never be required for any purpose."<sup>5</sup> Judge Colborn bought the old Popper Ranch with the intention of turning it into "an elaborate residence suburb."<sup>6</sup> But only a few houses were built, including the one that Colborn built for himself. Colborn sold the property to Sam Newhouse in 1908 and Newhouse, a multi-millionaire, assembled plans for yet another residential showplace.

Landscape architects and engineers were set at work, and the entire tract was carefully laid out according to an elaborate scheme.<sup>7</sup>

The curving streets were to be "laid out like a park"<sup>8</sup> and the trolley car would run right through the development, hidden by trees in back of the houses. The Tribune was convinced that the trolley was critical since "it is a truism, perhaps, in the history of real estate development that residence localities spread out in proportion to the ease of access."<sup>9</sup>

There was disappointment nearly two years later when the development was at a standstill and nothing had been built except for the streetcar. Newhouse fell upon hard times, lost his holdings, and left the country. James Hogle, a "shrewd

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<sup>4</sup> Snow.

<sup>5</sup> United States Congress, House of Representatives, Camp Douglas Military Reservation Report 708, (April 6, 1880).

<sup>6</sup> Tullidge.

<sup>7</sup> Salt Lake Tribune, Dec. 19, 1909, p. 3.

<sup>8</sup> Ibid., Jan. 3, 1909, p. 32.

<sup>9</sup> Ibid.

and very smart guy,"<sup>10</sup> picked up the property for a song and platted the east side in phases as Bonneville-on-the-Hill. But the project didn't get underway until after Federal Heights.

The government had also granted Fort Douglas property south of First South to the University of Utah.<sup>11</sup> This left a rectangular tract of 42.3 acres across from the city reservoir (now Reservoir Park) that was surrounded on three sides by private property (figure 1A).

When the Fort charged Judge Le Grand Young with tampering with their water supply at his stone quarry up Red Butte Canyon in 1906, a trade was arranged whereby the Judge's property in the canyon would be exchanged for the Fort's 42 acres between Popperton Place and the University.<sup>12</sup> The trade was granted in October of 1906 and by January of 1907, Young had sold the property to one Lucien L. Nunn for \$90,000. Young invested all of his fortune in a railroad up Emigration Canyon and promptly lost it.<sup>13</sup> But Nunn, who got the better of the deal, went on to develop the first luxury residential suburb in Salt Lake City.

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<sup>10</sup>Robert R. Porter, interview #70, (Evert L. Cooley Oral History Project, Acc. 814) Marriott Library.

<sup>11</sup>Salt Lake City Abstract Book 2-T, Salt Lake County Recorder's Office.

<sup>12</sup>Ibid., Book 7-P.

<sup>13</sup>Snow.



## THE DEVELOPERS

Lucien L. Nunn was born in Ohio in 1853.<sup>1</sup> The promise of riches in Colorado's mining camps lured him to Leadville, where in 1880 he was operating a restaurant.<sup>2</sup> Legend has it that he arrived in Telluride, Colorado in 1881, "a five-foot-one-inch bundle of masculine energy"<sup>3</sup> with a metal bathtub which turned out to be the only tub in town. His tub was rented to miners for \$.50 a bath. Nunn then opened a bath house to keep up with the demand.<sup>4</sup> He also practiced as an attorney, although it was said that he received his law degree when he was hit over the head with a law book one night in a Telluride bar.<sup>5</sup>

Nunn soon became involved with the famous Gold King Mine outside of Telluride which made him his first fortune.<sup>6</sup> When it became too expensive and slow to move ore out of the mines by mule, Nunn searched for a cheaper method. In the pioneer age of electricity, Nunn heard about Nikola Tesla who was working for Westinghouse. Nunn brought Tesla to Telluride, financed him, and allowed him to develop his theories which resulted in the discovery of AC power and the beginning of power plant development in America.<sup>7</sup> The first alternating current

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<sup>1</sup>Stephen Bailey, L.L. Nunn: A Memoir, (Ithaca, New York: Kayuga Press, 1933).

<sup>2</sup>Inez Hunt, Lightening In His Hand: The Life Story of Nikola Tesla (Hawthorne, Calif.: Omni Publication, 1964).

<sup>3</sup>Martin Gregory and P. David Smith, Mountain Mysteries (Ouray, Calif.: Wayfinders Press, 1984).

<sup>4</sup>Hunt.

<sup>5</sup>Gregory.

<sup>6</sup>Hunt.

<sup>7</sup>Ibid.

hydro-electric power plant in the United States was built by Nunn and it made possible further Gold King Mine development.<sup>8</sup> Nunn, along with the San Miguel Consolidated Gold Mining Company of Colorado, created Telluride Power Company in 1900.<sup>9</sup> He became fascinated with electricity and its potential and created the Telluride Institute, an educational organization that became aligned with Cornell University's electrical engineering program.<sup>10</sup> He brought thirty students from Cornell to Telluride and built the Telluride House, a place for the students to live and study, next door to his home. It still stands today.<sup>11</sup> Later, he created and endowed the Telluride Association and built a Telluride House at Cornell. The association and the house are still a part of Cornell and every year thirty students are awarded scholarships and live in the house, financed by the perpetuation of Nunn's original grant.<sup>12</sup>

Mining soon became secondary to the acquisition of power sites and the construction of power plants became Telluride Power's primary function.<sup>13</sup> In 1891, Nunn moved to Provo, Utah, and in 1904 he built the Olmsted Power Station at the mouth of Provo Canyon along with a branch of the Telluride Association.<sup>14</sup> By 1898 he had purchased property that he named The Telluride Block in downtown

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<sup>8</sup>Utah Power and Light: History of Origin and Development, Book 1, (Salt Lake City, 1937), p. 9.

<sup>9</sup>Ibid., p. 8.

<sup>10</sup>Hunt.

<sup>11</sup>Ibid.

<sup>12</sup>Telluride Association, conversation, Dec. 4, 1987.

<sup>13</sup>Utah Power and Light.

<sup>14</sup>Hunt.

Salt Lake City.<sup>15</sup> The mining bug was still with him because he built a transmission line between the Provo plant and a concentrating mill in Mercur, Utah.<sup>16</sup> He started the Salt Lake and Mercur Railroad and served as its president for years.<sup>17</sup> By 1913, Utah Power and Light had acquired control of Telluride Power in Utah<sup>18</sup> but the power company still operates today in Telluride, Colorado.<sup>19</sup>

Why Munn decided to get into the real estate business is unknown. But having a knack for being in the right place at the right time, Munn purchased the beautiful Federal Heights parcel from Le Grand Young on January 8 of 1907 for \$90,000.<sup>20</sup> He immediately formed Telluride Realty Company in Salt Lake City on January 22, 1907 and on January 26, Munn transferred the property to the realty company for "shares of stock."<sup>21</sup> In October of 1907, the property was annexed into Salt Lake City. Munn's friend Addison Wrench from Telluride, who was "an associate in a number of enterprises,"<sup>22</sup> became president and general manager of the company. Wrench, originally from Utica, New York, had been the vice-president of First National Bank in Telluride and came to Utah in 1904 with the power company.<sup>23</sup> However, his first appearance in the Salt Lake Directory comes

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<sup>15</sup>Salt Lake City Directory, (Salt Lake City: R.L. Polk & Co., 1898.

<sup>16</sup>Utah Power and Light, p. 23.

<sup>17</sup>Salt Lake City Director, 1904-1923.

<sup>18</sup>Utah Power and Light, p. 8.

<sup>19</sup>David Katz, conversation, Dec. 1, 1987.

<sup>20</sup>Salt Lake City Abstract Books, Salt Lake County Recorder's Office.

<sup>21</sup>Ibid.

<sup>22</sup>Salt Lake Tribune, May 9, 1915, p. 32.

<sup>23</sup>Ibid.

in 1907 along with the first advertisement for Telluride Realty (figure 2A). Nunn reserved the four best lots in Federal Heights at the top of South Temple for himself but never built a house on them. Wrench never lived in Federal Heights.

Telluride Realty issued 95,000 shares of stock, 90,000 of which were held by Nunn and 1000 shares each by the four other officers, including Wrench.<sup>24</sup> The company advertised that it had \$150,000 in capital and proceeded to survey, plat, grade, improve and sell Federal Heights building lots. The Salt Lake firm of Roberts and Hiest was hired as engineers for the project<sup>25</sup> but there is no mention of a landscape architect or designer. The realty firm of Stowe and Palmer (figure 2B) became agents for the property along with Telluride, but there must have been some form of multiple listing since several people bought Federal Heights lots from other firms.

Addison Wrench died suddenly of pneumonia at the height of Federal Heights' development in 1915. He was only forty-seven years old.<sup>26</sup> Nunn took over as president and general manager of Telluride Realty after Wrench's death.<sup>27</sup> Nunn, who never married and kept residence in Provo and at the Hotel Utah, moved to Deep Springs, California in 1924 and Telluride Realty was closed.<sup>28</sup> Lucien Nunn died in California in 1925<sup>29</sup> but the many accomplishments of his life live on as

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<sup>24</sup>University of Utah Land Planning Office files.

<sup>25</sup>Salt Lake Tribune, Sept. 12, 1909, p. 4.

<sup>26</sup>*Ibid.*, May 9, 1915, p. 32.

<sup>27</sup>Salt Lake City Directory, 1915-1923.

<sup>28</sup>*Ibid.*

<sup>29</sup>Bailey.



benefits to others. He was a fascinating character, an innovative risk-taker whose talents were perfectly suited to his time.

### 3.

#### THE PLAN

Telluride Real Estate lost no time in planning and preparing their newly acquired land for development. It was christened "Federal Heights" in reference to the government's ownership of the property and its neighbor Fort Douglas. And what a plan they developed! One can almost sense Nunn's innovative touch in every detail and imagine the delight that he must have had in creating a string of "firsts" for the State of Utah.

The street pattern (figure 3A) was beautifully designed to take advantage of the sloping, amphi-theatre-like site and to create building lots that each had a view of the "show" - the view down South Temple and across the valley (slide 66).

To the visitor standing near McKinley Park just over the head of South Temple Street, the whole city appears spread out like a great metropolis.

...one realizes that he is almost in another atmosphere and in a sense, above the clouds.<sup>1</sup>

The narrow, curving streets were a first for Salt Lake City, which had a gridiron street plan that was carried out, on a smaller scale, in the avenues north of South Temple. Where Nunn or Wrench or their unknown landscape architect got the idea for such a street plan is unknown. Maybe Wrench brought ideas from his native New York. Or perhaps the plan came about because the developers were bound to retain the old curving government road from South Temple to Fort Douglas, which they named Federal Way. Sigsbee Avenue, to the north side, almost mirrors Federal Way's angle except that it stubs off to the northeast corner to connect with the yet-to-be-developed Newhouse Park. With these two streets in place, the location of Butler and Perry Avenues is almost determined by workable

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<sup>1</sup>Salt Lake Tribune, Jan. 3, 1909, p. 20.

lot depths, with Laurel Street making the connection into Pepperton Place. The Tribune was impressed: "the whole plan of the place is unlike anything of the sort ever laid out in the city before."<sup>2</sup>

Each block had a fourteen-foot-wide alley behind the lots for garages and service (slide 4A). From the street, a visitor enjoyed landscaping with no driveways or garages to detract from the formality (slide 19F). When James Hogle was developing Bonnevill~~e~~-on-the-Hill some years later, he visited Beverly Hills for inspiration and saw how the same alley arrangement gave Beverly Hills its posh ambience.<sup>3</sup> Federal Heights' children remember the alleys as the ultimate, private sleigh-riding hills.<sup>4</sup>

The method of surfacing the streets was also revolutionary:

A leading feature of the place, however, is the manner in which the roads have been constructed by mixing the soil with a proper proportion of crude petroleum, and the whole being rolled and mixed by machinery into a hard, compact roadbed, dustless, waterproof, almost noiseless, and practically indestructible. Roads of this sort have been constructed around Los Angeles and have given excellent results. Although not adapted to heavy traffic, they commend themselves especially to parks on account of their exceptional satisfaction for driving purposes, and especially for their cleanness. A complete system of drainage, much of it under the surface, has been installed, so that all the water will be carried to the lower levels without flooding the streets.<sup>5</sup>

Four "parks" were created and named; they were actually little more than islands where the streets intersected (slide 15A). But the parks served their purpose as a selling point, and were touted as a special amenity to the quality

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<sup>2</sup>Ibid., Nov. 7, 1909, p. 12.

<sup>3</sup>Donald Hogle, conversation, Dec. 1, 1987.

<sup>4</sup>Susan Jarman, conversation, Dec. 5, 1987.

<sup>5</sup>Salt Lake Tribune, Jan. 3, 1909, p. 35.

of life, as a showcase for the landscaping that Telluride had planned, and as insurance that these streets could never become heavily travelled.

...the parks are comparable to the best in the country of the same size, and the trees planted have been chosen as well for their beauty as for their adaptability to the location.<sup>6</sup>

Rows of trees of different varieties have been set out along the sides of the roadways and neat parks, filled with shrubbery and flowers, interrupting at intervals the course of the driveways which turn aside and wind about the place, giving ample opportunity for the display of artistic effects in landscape architecture.<sup>7</sup>

The picturesque arrives in Utah!

The entire rectangular 42 acre parcel was divided into 346 building lots (figure 3A). The lots were long narrow strips from 10 to 30 feet wide, with the average being 25 feet wide, and from 100 to 170 feet deep, with the average being about 130 feet deep. Most people bought two or three lots and many lots were divided among neighbors. More than eight owners assembled large parcels of from four to 6-1/2 lots. The curving streets created odd lots that were large, triangular shapes which the Tribune called "the most unique triangles to be found anywhere in this right-angled city."<sup>8</sup>

As the site rose up the hill from University Street to Wolcott Avenue, most lots were sloped, some of them quite steeply, causing the Tribune to comment:

In one or two sections of Federal Heights the rear portions of building sites slope abruptly away from the remainder of the lots. This formation of ground permits of some very unusual and striking effects in architecture, besides affording an opportunity for unique and advantageous arrange-

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<sup>6</sup>Ibid., Oct. 31, 1909, p. 10.

<sup>7</sup>Ibid., Jan. 3, 1909, p. 33.

<sup>8</sup>Ibid., Sept. 5, 1909, p. 14.



ments of the homes constructed on such property.<sup>9</sup>

Telluride planned every improvement imaginable:

Water is furnished from the Emigration canyon, connection being made before the great water main reaches the reservoir on Thirteenth East. Sewers, drainage facilities, electric lights and telephone systems are all in place, the wires conducted through the back alleys in cables. There will be no poles or obstructions of any kind in the streets.<sup>10</sup>

Cement curbs, gutters and sidewalks were also part of the plan. Old street lights are still standing around Conner Park but it is unknown if the entire subdivision had street lights (slide 6A).

Telluride also created its own restrictions and later marketed them as one of the reasons for buying in Federal Heights. The restrictions included:

- No apartment house, flat, terrace, double house or any kind of business house...only a segregated private residence.
- The cost of each residence must not be less than \$4000. (Most houses cost at least double that amount.)
- No building shall be less than twenty-five feet from the front line. (On some lots, twenty feet was allowed.)
- No fence shall be built higher than three feet within seventy-five feet from the front line.<sup>11</sup>

There were no restrictions concerning race or religion that were ever published or removed. The restrictions, which ceased in 1927, were to be enforced by Telluride or any owner. It is unknown what happened after 1927 when the restrictions expired, but by then most of the lots were built upon. There is

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<sup>9</sup>Ibid., April 25, 1915, p. 14.

<sup>10</sup>Ibid., Jan. 3, 1909, p. 30.

<sup>11</sup>p. McElroy Papers, Acc. 293, Special Collections, Harriott Library.

not presently any kind of homeowner's association, although the residents have joined together at times for various causes.

Federal Heights was finally platted in April of 1909<sup>12</sup> (figure 3B) but by then fifty of the lots had been sold and at least seven homes were already under construction.<sup>13</sup> The Tribune reported progress at the site nearly every week in great detail. By the time the area was ready to be accepted by Salt Lake City, the Tribune was in love with it (figure 3C):

This will be the first instance in the history of Salt Lake, and unique in the history of the United States where a subdivision has been so highly improved before being taken into a city corporation.

The entire expense of all these improvements amounting with the grading, parking, etc. to over \$100,000 has been borne by the Telluride Realty.<sup>14</sup>

The influence of the Federal Heights plan was seen immediately:

Even since the beginning of the unique scheme of laying out the Federal Heights addition, there has been a tendency on the part of owners of other additions to depart from the conventional way of platting their ground and to produce the new sections somewhat different from the old cut-and-dried, checkerboard fashion of streets, with the houses all built in rows and each exactly like the other.<sup>15</sup>

The Tribune scolded other developers for not taking advantage of the "natural conditions" of their site, saying that all developments could be improved by the "careful planning that was exhibited in Federal Heights."<sup>16</sup> The headlines screamed, "Salt Lake City May Have The Most Beautiful Residence Section In The

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<sup>12</sup>Salt Lake City Abstract Books, Salt Lake County Recorder's Office.

<sup>13</sup>Salt Lake Tribune, Jan. 3, 1909.

<sup>14</sup>Ibid., Sept. 12, 1909, p. 4.

<sup>15</sup>Ibid., Dec. 19, 1909, p. 3.

<sup>16</sup>Ibid.

World!"<sup>17</sup>

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<sup>17</sup>Ibid.

## THE SELL

After creating a superior product, Telluride Realty launched an advertising campaign to make sure that every family in the state of Utah either couldn't resist moving to Federal Heights or else envied those lucky ones who did. Typically, they put together a unique marketing program that was innovative and well-financed, just like the concept had been.

It didn't hurt of course, that their project was so unique that it became news in and of itself. The turning of each spade of dirt was reported. Telluride milked this concept for all it was worth, and in the year or so that it took them to get set up, designing the project and getting to the point where they could sell lots, they dripped<sup>1</sup> little tidbits to the papers every week. By 1909, when they were ready to open the doors, the interest in Federal Heights had already reached a fevered pitch.

Telluride found themselves in the position of offering a product that was more expensive than the competition because of all the money that they chose to spend on improvements. They solved their problem by very cleverly marketing something that none of the other developments had - image. They kicked off the campaign with a huge, almost full-page ad that can only be described as a vanity ad before its time (figure 4A). Unlike most of the advertising at the time, usually a mish-mash of headlines singing the praises of the product, this ad had only one simply line of copy and it said, "Her Front Porch in Federal Heights."<sup>1</sup> The ad was a drawing of a gracious lady with upswept hair and a flowing gown, peering from the safety of her terrace past an elaborate iron railing to the magnificent view of the Salt Lake Valley beyond. The reader is standing behind

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<sup>1</sup>Salt Lake Tribune, May 2, 1909, pg. 13.

her, looking over her shoulder and sharing the view, imagining what it would be like to live in Federal heights. The ad must have caused quite a sensation. Its use of contemporary advertising concepts set the tone for Federal heights image that still exists today. If you bought in Federal Heights, you were buying exclusivity, location, security, views, status - a lifestyle! Telluride knew who their market was and what was important to them. They also realized that the average man would strive to attain what the upper classes had, a concept that they used effectively in later ads.

No model homes were built in Federal heights but lots were pre-sold, a concept that is used today, so that there would be something for people to come and see as the campaign got started. Stowe and Palmer reported with excitement, "a record of sales of fifteen lots in one day, besides numerous others pending."<sup>2</sup>

Another ad was placed in the program of the Salt Lake Theatre, obviously patronized by the customers that Telluride was seeking (figure 4E). The Tribune reported:

The sale of three new residence locations during the past week in Federal Heights has been reported and activity in the new addition also has been stimulated by the steps taken to turn over the tract to the city.<sup>3</sup>

Federal Heights' relation to South Temple and its accessibility by streetcar to downtown were factors that were not overlooked. It was called "the only residence addition within easy shopping distance of the city and which can be reached without leaving the city's best residential thoroughfare."<sup>4</sup>

Property was already changing hands in Federal Heights, and at increased

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<sup>2</sup>Ibid. p. 24.

<sup>3</sup>Ibid., Oct. 24, 1909, p. 4.

<sup>4</sup>Ibid., Oct. 3, 1909, p. 10.



value: "J.A. De Bonzek reports an offer of \$80 a front foot - purchased for \$56 a front foot..."<sup>5</sup> A new benefit was exploited - buying and building in Federal Heights for investment purposes.

In one year, a piece that was purchased for \$2700 and a \$7300 house put on it - sold the next year for \$11,500, an increase of \$1500!<sup>6</sup>

We [Stowe and Palmer] have been agents for the tract ever since it was opened and at first the demand was entirely from persons who wanted to build homes at once, in a place where the surroundings would be high class at all times and the speculative features were not considered so much. Now, with the amount of building going on there and with the steady advance in prices in the locality, attention has been drawn to the speculative opportunities and there have been more inquiry and sale of that character.<sup>7</sup>

An investment in Federal Heights would make you money and add stability to your future; you couldn't lose!

Telluride used all of the publicity and sales activity as justification to raise their prices (figure 4C).

In making this announcement, attention is called to the fact that the original prices for property here were based on values of property in other sections of the city which were practically unimproved. Since the section was originally opened, improvements aggregating more than \$100,000 have been made the locality has been made into a beautiful park and it is thought only wise to increase prices of building sites to amounts representative of the improved locality and the unusual advantages which can be obtained there.<sup>8</sup>

The prices, however, were still less than those along South Temple.<sup>9</sup> Telluride

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<sup>5</sup>Ibid., p. 12.

<sup>6</sup>Ibid., Aug. 29, 1909, p. 12.

<sup>7</sup>Ibid., Nov. 21, 1909, p. 24.

<sup>8</sup>Ibid., Sept. 26, 1909, p. 9.

<sup>9</sup>Ibid., Nov. 21, 1909, p. 24.

followed the price increase with reminders of Federal Heights' unique qualities (figure 4D). They were offering beautiful views, clear air, restrictions that did not allow commercial business, and site improvements that were second to none.

As time went on, Telluride decided to get into the home building business. In 1915 they built a large "spec" house on Federal Way to show what they could do. They completely landscaped it and offered it for sale (figure 4E). The Tribune praised their effort: "the new residence shows clearly that such careful thought and study went into its designing as the natural contour of the lot is preserved."<sup>10</sup> More ads followed (figures 4F, 4G) and "easy payment terms" were offered.

Later advertising was tied in with the emerging auto industry in town, Sunday pleasure drivers were invited to drive out and take a spin around Federal Heights' picturesque streets to enjoy the spectacular view and see the beautiful homes that were being built.

I never ride thru Federal Heights or wheel down from Fort Douglas over the brow of the hill and thru the beautifully paved streets of this district that the thought doesn't occur to me that this is the ideal location for the man who wants to build a residence that will forever and a day reveal to him and his family the wondrous panorama of city, valley and mountains that is unfolded."<sup>11</sup>

Federal Heights lots quickly filled in and Salt Lake started to expand to the south, but the prestige of living in the area and the delight of driving through its streets remains today.

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<sup>10</sup>Ibid., April 25, 1915, p. 21.

<sup>11</sup>Ibid., May 9, 1915, p. 14.

## THE HOUSES

By the time that Federal Heights was getting underway in 1909, there were only a handful of houses in Popperton Place to the north. The oldest house was built in 1896 by Popperton Place owner Edward Colborn at 1307 3rd Avenue (slide 6).<sup>1</sup> A group of three more Victorians still stand at 1257, 1261 and 1267 2nd Avenue (slide 8). The large house at the corner of 3rd Avenue and Virginia Street is perfectly restored today (slide 7) but stood dilapidated and "haunted" for years. It had been the home of one of Salt Lake's early mayors and is identifiable because of the large inscription over the door that says, "Linger Longer."<sup>2</sup>

The earliest Prairie School house in Popperton was the estate of Russell Tracy (slide 9), built in 1904 for the founder of Tracy Loan and Trust.<sup>3</sup> Most of the Popperton homes were built in the 1920s and 1930s when the adjoining Bonneville-on-the-hill was developed by James Hogle. Early Bonneville homes, also built during that time, were mostly period revival styles, many of them larger than the early homes that were built in Federal Heights. One of the most outstanding is the 1927 Italian Renaissance Revival estate designed by the firm of Scott and Welch for Louis Cate (slide 3E), president of Utah Copper.

The people who bought or built early Federal Heights' homes were for the most part professionals who were "pillars of the community." Professors were not represented until later years, probably because the University was so small at the time. A list of early Federal Heights' homeowners includes doctors,

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<sup>1</sup>Heritage House Tour brochure, Utah Heritage Foundation, May, 1987.

<sup>2</sup>Rhoda Ramsey, conversation, Nov. 27, 1987.

<sup>3</sup>Heritage House Tour brochure.

bankers, railroad and mining executives, business owners, attorneys and merchants. Many of the Salt Lake's famous family names were represented: Rosenblatt, Boyer, Smoot, Hibley, Fisher, Porter, Steiner, Leyson, Dern and Ritter. Two of the earliest homes are known to have been built for single women, perhaps widows. There was a religious mix from the beginning: Jewish people were some of the first residents.

Most of the early homes were designed by architects whose names were duly recorded by the Salt Lake Tribune. Telluride Realty did not have a staff architect, nor did it build any model homes, so that buyers of property chose whomever they wished to design their house. Early architects included Pope and Burton, Taylor Woolley, Lloyd Snedaker, George W. Eldridge and W.H. Lepper. Some lots were purchased by contractors who built homes as speculative ventures. When Telluride built their own "spec" home in 1915 an architect was not mentioned.

Early styles were influenced mostly by the Arts and Crafts and Prairie School movements which were popular at the time (slide 1B). The Tribune made a point of noting that these were modern homes with modern conveniences, only fitting since they were being built on property with the most modern improvements in the city. Such stylish innovations as glassed-in porches, outdoor fireplaces, and wide porches were incorporated, along with craftsmen qualities such as "moss-covered mountain stone,"<sup>4</sup> "rustic chimney[s],"<sup>5</sup> and "huge stone fireplace[s]."<sup>6</sup> Other early styles were recorded as Spanish mission, Swiss chalet cottage and Georgian. In the 1920s and 1930s there was a wave of period revival styles including colonial (slide 2A), Spanish colonial (slide 2B), Normandie (slide

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<sup>4</sup>Salt Lake Tribune, Aug. 15, 1909, p. 10.

<sup>5</sup>Ibid.

<sup>6</sup>Ibid., Oct. 17, 1909, p. 10.

10B) and English tudor (slide 12B). One art moderne house was built during the thirties (slide 7B) and three brick ramblers went up in the fifties (slide 5B). A couple of the homes have a Federalist look to them (slide 13B) and one has a gambrel roof (slide 4B).

The favorite building material by far was brick, with stucco coming in second. These materials contribute to the heavy, permanent look of the houses. Wood was used as an accent and trim. There are few all-wood houses, although one of the largest houses is covered with shingles. Natural soft colors were favored. Many houses combine textures and several materials very effectively.

There is wonderful visual texture to these streets. The mixed bag of styles and sizes, materials and frontage widths, is a feast for the eyes.

Federal Heights' restrictions required that a house must cost more than \$4000 and the early houses went from \$4000 up to \$13,000. In 1911, the first nineteen houses built in Federal Heights ranged in size from approximately 700 square feet to more than 2500 square feet on the ground floor.<sup>7</sup> There is no pattern of large homes being built at one time period and small houses at another. Instead, for example, very large Prairie houses (slide 11A) and bungalow cottages (slide 15B) were being constructed at the same time and later, huge Tudor homes (slide 11B) were being built simultaneously with tudor cottages (slide 14B). It seems that not all professionals were equally wealthy.

Some of the notable early houses:

H.W. Throckmorton House, Wolcott Avenue. This large bungalow, built in 1909, was one of the first houses in Federal Heights. It was built on one of the triangular lots, an Arts and Crafts style with massive rock pillars (figure 5A, slides 22E, 12).

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<sup>7</sup>Sanborn-Perris Fire Insurance Maps, 1911.

Charles W. Nibley House, South Temple. Built in 1909, this early house featured two living rooms, an "open fireplace" and a glassed-in porch. It cost \$10,000. (figure 5E) <sup>?</sup>

H.J. Wallace House, corner of First South and University Street. This Spanish mission house was built in 1909 with a huge porch across the front and heavy beamed ceilings. Wallace was the manager of Auerbach's Department Store. The house became the Beta fraternity house but was demolished to widen First South. (figure 5C)

A.B. Callaghan House, Sigsbee Avenue. Described as Colonial and Roycraft Craftsman, this large wood shingled house was built for \$18,000 in 1910. It featured five fireplaces, servants quarters, and "a call button in every room." (figure 5D, slide 14)

Frank Fisher House, Wolcott Avenue. Built for the owner of Fisher Brewery in 1911, this red brick house, in the Georgian style, was designed by Frank Rutherford. (figure 5E)

M.S. Grosh House, Perry Avenue. Mr. Grosh was a contractor who built this "Swiss chalet cottage" in 1909. (figure 5F, slide 19A)

Walter S. Weiler House, Perry Avenue. Built in 1914, this Prairie house was designed by Pope and Burton and built for \$6,000. The walls are 18" thick. (slide 14A)

George Harris Smith House, Laurel Street. Smith was an attorney for Union Pacific Railroad. This 1916 house is constructed entirely of clinker brick. (slide 17A)

Gustave Teudt House, Butler Avenue. Built in 1914 for a Swedish dentist, this ultimate Arts and Crafts bungalow is a gem. (slide 19)

Telluride Realty Speculative House, Federal Way. A large Arts and

7  
- 0  
see  
M.C. Ke  
This.



Crafts house built in 1915, this house has eight rooms and a  
cobblestone porch. (slide 23A)

## THE RESULT

Today, Federal Heights remains one of the most prestigious and stable residential areas in Salt Lake City. Through the years, many Federal Heights' homes have never shown up on the real estate pages because they have been passed along to children of owners or sold to friends of relatives.<sup>1</sup> The fact that all of the homes were not built at one time became an advantage to the area, creating a mix of architectural styles that adds to its charm. Similarly, the twenty-five foot lot increment resulted in large estates next to modest bungalows, insuring the mix of people and prices that adds to the vitality of the neighborhood. One tiny house is actually built on a single lot.

Very few homes have been destroyed through the years.<sup>2</sup> One of the notable houses that was destroyed in 1934 was the home of George F. Wallace on six lots along Perry Avenue. The lots were purchased by the Pearsalls and the Wallace home was destroyed to create a huge yard for the Pearsall house, designed by Lloyd Snedaker at the edge of Popperton Place.<sup>3</sup> Most homes have remained amazingly as they appeared when they were first built (slide 15). Many additions have been made to the houses, however, the most popular being closing in porches to gain interior space and building additions to the rear of houses where the only expansion space usually existed.<sup>4</sup> Remodeling has occurred continuously, especially to the interiors. Many houses have been beautifully restored and

-slide  
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<sup>1</sup>Rhoda Ramsey, conversation, Nov. 27, 1967.

<sup>2</sup>Sanborn-Perris Fire Insurance Maps, 1951.

<sup>3</sup>Lloyd Snedaker, conversation, Dec. 2, 1967.

<sup>4</sup>Boyd Blacker, conversation, Nov. 28, 1967.

there is a growing interest in restoring Prairie bungalows (slide 12A).<sup>5</sup>

There are now 142 homes in Federal Heights with virtually no vacant lots. Some empty lots have been purchased by adjoining home owners to enlarge their yard, build a garage that is accessible from the street or build an addition to their house. The University of Utah owns two vacant lots on Wolcott Avenue that it has no plans for.<sup>6</sup> The University also retains ownership of a home on Wolcott Avenue and the former Alumni House on Federal Way.<sup>7</sup>

The property values have steadily risen through the years and prices today range from \$129,000 for a small bungalow on two lots, to well over \$400,000 for the largest homes on more property.<sup>8</sup> However, values in southern areas, close to the fraternity and sorority houses, have not risen nearly as much as in the northern half. The most deterioration occurs in the area around Butler Avenue (slide 1B). The few homes that are rented are also close to the "fraternity problem." The south side owners have been left to deal with the parking, noise and high-jinks that come with fraternities while the north side seems to identify itself with Popperton and Bonnevillie where quiet dignity prevails. In a 1915 ad that boasts about the advantages of the area, the Sigma Chi house is pictured with its neighboring houses,<sup>9</sup> *(slide 1)* something that would never be done today when living next to a fraternity house is not considered an advantage.

Federal Heights is still considered a haven for bank presidents, businessmen, doctors and attorneys, but with a great influx by University people.

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<sup>5</sup>Rhoda Ramsey.

<sup>6</sup>Charles Evans, conversation, Nov. 30, 1987.

<sup>7</sup>Ibid.

<sup>8</sup>Linda Wolcott, conversation, Dec. 2, 1987.

<sup>9</sup>Salt Lake Tribune, April 18, 1987, p. 14.

A variety of age groups, income levels and family types are represented, with "old Salt Lake money" residing next to young families from out of state. Many people who are new to the valley comment on Federal Heights' civilized ambience that reminds them of neighborhoods they left in the East.<sup>10</sup> The neighborhood is known as one of the more non-Mormon areas of Salt Lake<sup>11</sup> and recently was integrated with its first black family. Federal Heights has the reputation of attracting a personality type: sophisticated, over-educated, liberal, intellectual, outspoken. Many people believe that Salt Lake City's intelligentsia has been holed up there for years!

Federal Heights did indeed become a model for future developments as the Tribune predicted in 1909.<sup>12</sup> Although the spectacular views that were an original Federal Heights selling point are now all but obscured by the heavy foliage and huge trees, the idea of taking advantage of the valley's views by building up the east beaches and of using view as a selling point was copied again and again. The Federal Heights' plan that "took advantage of the natural conditions"<sup>13</sup> influenced Haxton Place<sup>14</sup> and the Harvard/Yale area which the Tribune called "the best opportunity for carrying out a scheme of improvement similar to that in the beautiful addition at the head of Brigham Street."<sup>15</sup> - *Chell date*

Federal Heights worked because Telluride Realty developed a plan and did it

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<sup>10</sup>Sue West, conversation, Nov. 28, 1987.

<sup>11</sup>Rhoda Ramsey.

<sup>12</sup>Salt Lake Tribune, Dec. 19, 1909, p. 3.

<sup>13</sup>*Ibid.*, Dec. 9, 1909, p. 3.

<sup>14</sup>*Ibid.* "...where a small area of excellent ground is set apart from the main thoroughfare by gates and by such an arrangement of building lots that the place becomes a cozy park..."

<sup>15</sup>*Ibid.*

right. It worked because Nunn and Wrench turned it over to the city only after all of the improvements had been made. It worked because Telluride was well-financed and could follow through on their promises and maintain a consistent marketing campaign. It worked because the time was right; Nunn realized that there would be a demand for an exclusive residential area. Salt Lake City was growing and new fortunes were being made. South Temple, once the grand boulevard of the city's elite, was becoming a heavily trafficked route. The huge Victorian mansions were becoming unlivable in modern times and many were turned into boarding houses. Federal Heights worked mostly because of its ideal location and the way its plan enhanced the slope and the beauty of the land. People were ready to leave the congestion, noise and commercial development that had overtaken the center of town. Street car lines and the popularity of the auto made Federal Heights the perfect location to be "close but far away." And the fact that it was surrounded by the University, a park, government land and other exclusive subdivisions insured that the property would be protected and retain its value.

Lucien Nunn would be proud today of the legacy that he left in Salt Lake City's Federal Heights. His careful planning and innovation and his insistence on excellence in the early years resulted in one of the most civilized suburbs in the West.

*Conclusion  
might have included  
fact that Today's conception  
of Fed. Heights includes  
paper town place + Bonneville, on-the-hill  
areas.*

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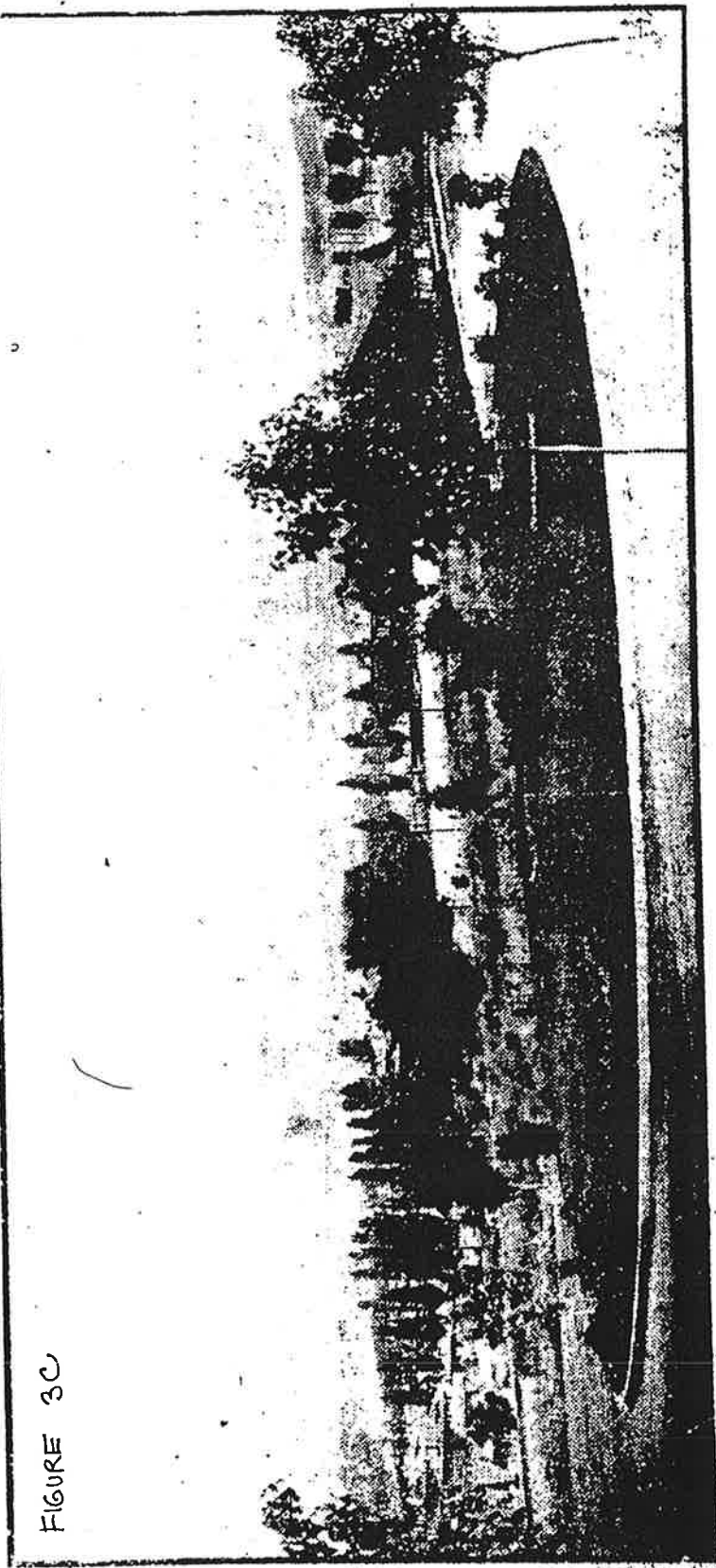
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*Lucas Linder*  
History, Public

# FEDERAL HEIGHTS WILL BE PRESENTED TO THE

FIGURE 3C



View of Federal Heights Addition looking north on Wolcott Avenue, showing McKinley Park in foreground. The beautiful home of H. W. Throckmorton is on the right. Photograph taken less than a year after opening of addition.

With all improvements, including hand-some paved streets, sidewalks and parks costing \$125,000 and, by the usual rule of increased values for realty in the city, now worth much more, Federal Heights will be turned over to the city of Salt Lake within the next few weeks, the most beautiful and most highly improved residence section of the place.

Building lots in Federal Heights cost more than they do in other additions because the amount of money spent to improve the locality has made the lots more valuable. In no other addition in the city have streets of such high quality been laid out and in no other addition has so much attention been given to conserving the natural beauties of the locality as here. The streets are the best in the city; the parks are comparable to the best in the country of the same size, and the trees planted have been chosen as well for beauty as for their adaptability to the location.

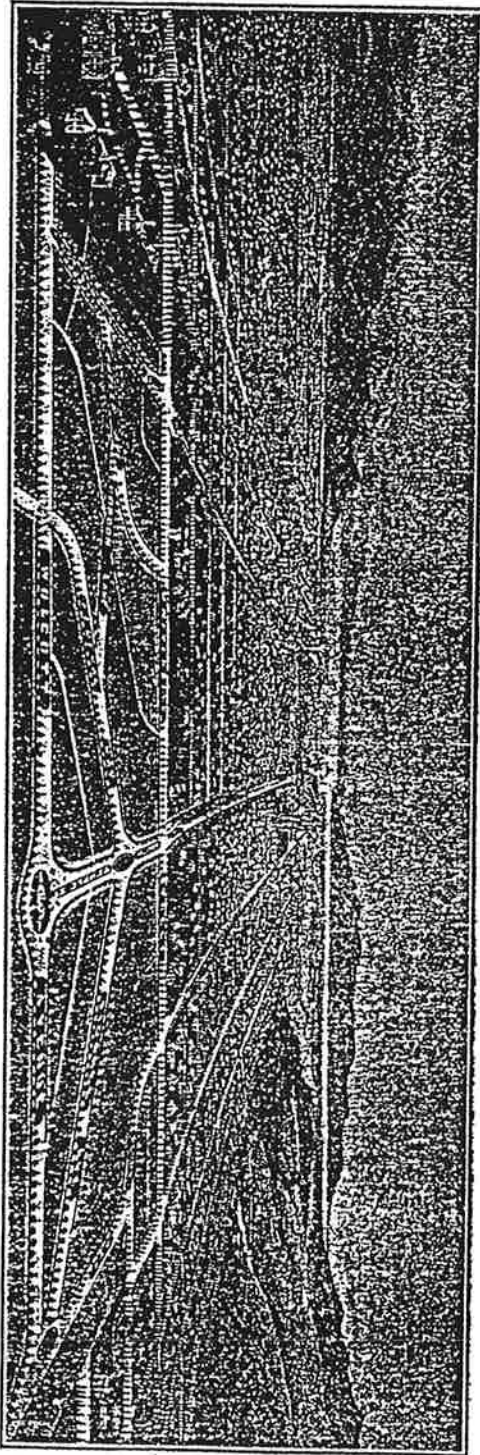
New buildings costing more than \$60,000 have already been erected, build-

ings which will aggregate in value nearly \$42,000, are now in course of construction; plans are already prepared for new buildings to cost nearly \$48,000, and two new homes, for which sites have just been purchased, will be erected next spring to cost \$25,000.

Only the best sort of residences will be permitted in the Heights and the conditions there are such that the place must always remain a typical high class residence district. The present movement of residence population into the city is towards the east bench. New additions have been opened up as far south as Twelfth South. Federal Heights is ideally the only residence addition within easy shopping distance of the city and which can be reached without leaving the city's best residence thoroughfare.

The locality has been well named. The Crown of Brigham Street, Salt Telluride Realty Company, owners, 414-416 McCormick building, Salt Lake City.

FIGURE 48



# Federal Heights

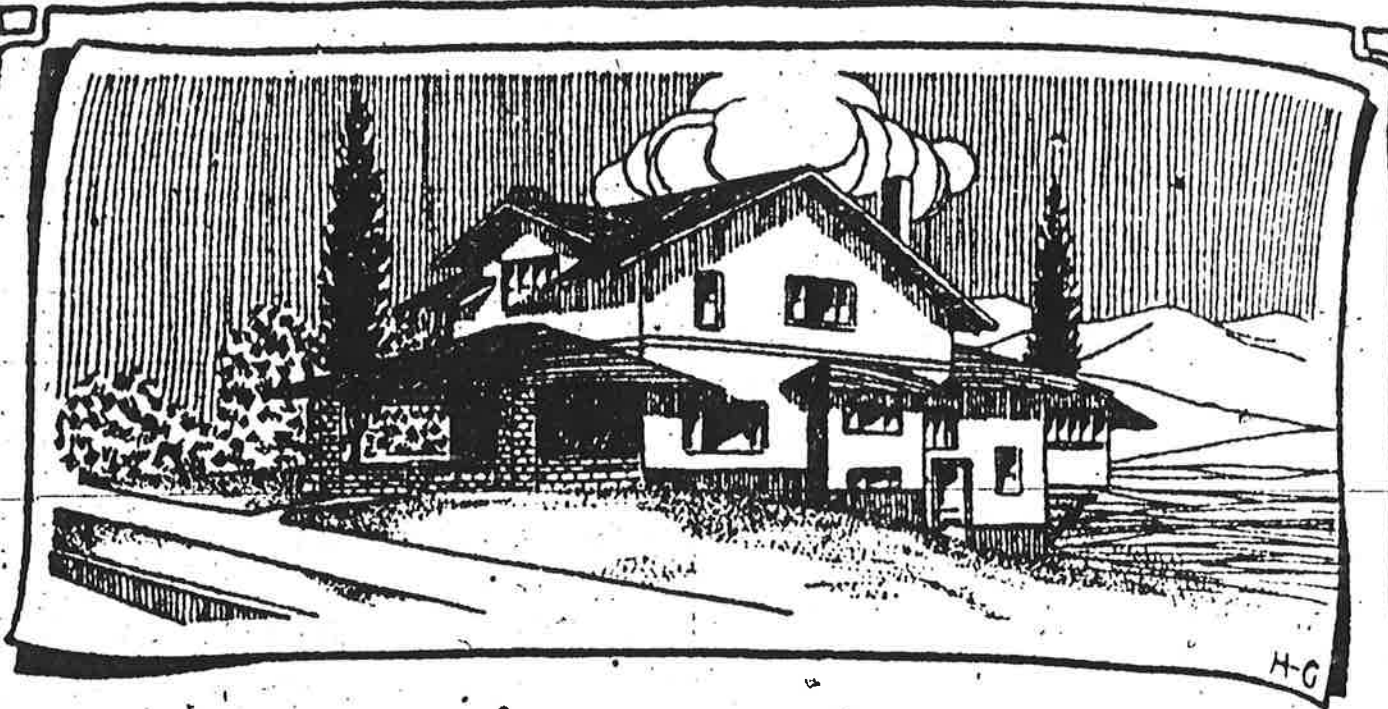
This premier residence section is now nearing completion. The water mains are all in, the sewers are completed. There are ten fine homes in course of erection by the best people in the city. The trees and shrubbery are growing beautifully, the streets are paved with noiseless, dustless and mudless petroliithic pavement. The prices are reasonable and include all improvements.

**TELLURIDE REALTY COMPANY, Owner**

**A. M. WRENCH, President and Manager**  
**BOTH PHONES 975. 415-416 McCORNIC BUILDING**

*See also "Federal Heights" 1927 Club Record, Mount View*





## Rather unusual

Yes, both the house and the way in which you may buy it. You'll find it a beautiful, exquisite home on Federal Way in the Heights—8 rooms—each with a charming view of mountains, valley land or city—many unusual features will interest and delight you in this home. The Telluride Realty Co., Walker Bank Bldg., owners of Federal Heights, are building it, and you may buy on the easy payment plan.

Ride out today and enjoy an hour or two among the handmose homes of

# FEDERAL HEIGHTS

would be useless and declines to hold one."

problem is that the board of regents of the state university of Utah hold

FIGURE 4C

# 1/4 OF FEDERAL HEIGHTS HAS ALREADY BEEN SOLD

Homes costing a total of **\$66,300** Have already been built

Homes to cost a total of **\$42,000** Are in course of erection

Plans for homes to cost a total of **\$30,800** Have been prepared for buyers

**PRICES WILL BE ADVANCED OCTOBER 1st**

THE TELLEURIDE REALTY CO., (Owner.)      Phones 975      414-15-16 McCORNICK BLOCK

CHERRY STREET